

Chapter

20.07

Design Standards

*City of Bloomington
Unified Development
Ordinance*

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Design Standards

20.07.010 Using this Section

The following pages contain the design standards for site and infrastructure improvements associated with subdivisions. These requirements shall also apply to Planned Unit Developments associated with subdivision approval. Each section represents the regulations for a specific category.

20.07.020 Purpose of Design Standards

- (a) It is the purpose of *Chapter 20.07; Design Standards* to establish and define the design standards that shall be required by the City for any subdivision of land.
- (b) In planning for the development of areas within the jurisdiction of the Plan Commission, the owner and petitioner shall make every effort to assure that the proposed project will be accomplished in agreement with the intent and purpose of the Growth Policies Plan. The proposed development shall also be consistent with the property's zoning classification, and shall result in a project that is harmonious with the environmental character of the property as well as the overall community of the City of Bloomington.

Icon Key

20.07.030 Icon Key



- Suburban Subdivision (SU)



- Conservation Subdivision (CS)



- Traditional Subdivision (TD)



- Commercial/Industrial Subdivision (CI)

Alley Standards (AL)

20.07.040 AL-01 [Alley Standards]

This Alley Standards section applies to the following types of development:



- (a) General: Alleys are considered an essential part of a traditional neighborhood design; therefore, they shall be integrated into the overall design of traditional neighborhood subdivisions. In other types of subdivisions, alleys may be utilized where they are compatible with surrounding residential development patterns.
- (b) Right-of-way: Alleys shall be public with a minimum of twenty (20) feet of right-of-way.
- (c) Pavement Width: Alleys shall have a minimum of fourteen (14) feet of pavement width.
- (d) Curb: Alleys are not required to have a curb.
- (e) Alley Intersections: Alley intersections with public streets shall not exceed twenty degrees (20°) from perpendicular to said streets.
- (f) Minimum Corner Radius: The minimum corner radius at any alley intersection with a public street shall be ten (10) feet.
- (g) Alley Construction: All alleys are to be constructed per standards of the City Engineering Department.

Arterial Frontage Standards (AF)

20.07.050 AF-01 [Arterial Frontage Standards; Residential]

This Arterial Frontage Standards section applies to the following types of development:



- (a) **General:** All residential subdivisions shall be designed so that no residential lot directly borders an Arterial level street unless those lots utilize alley access, an access street, or provide a buffer to screen the visual impacts of homes along Arterial level streets.
- (b) **Alley-access:** Individual single-family residential lots (attached and detached) may directly front Arterial level streets if rear alleys are utilized for all lots fronting the Arterial street.
 - (1) Front setbacks for these lots must be increased to a minimum of forty (40) feet from the proposed right-of-way indicated on the Master Thoroughfare Plan.
 - (2) Alleys must be constructed to standards of *Chapter 20.07; §AL: Alley Standards*.
- (c) **Access Street:** Individual single-family residential lots (attached and detached) may front Arterial level streets if an access street is utilized.
 - (1) **Separation:** This access street must be separated from the proposed right-of-way indicated on the Master Thoroughfare Plan by a grass strip of at least twenty (20) feet in width.
 - (2) **Traffic Lanes:** An access street shall be designed to accommodate two-way traffic.
 - (3) **Location:** An access street shall be designed to generally run parallel to the Arterial level street.
 - (4) **Right-of-way or Easement:** Access streets shall be placed within additional right-of-way or an access easement.
 - (5) **Pavement Width:** Access streets shall be paved to a minimum width of twenty (20) feet for two-way traffic, or twenty-eight (28) feet if parking is permitted on one side.
 - (6) **Sidewalks:** In addition to the required pedestrian facility along the Arterial level street, access streets must install a sidewalk five (5) feet in width on the interior side of the street.
 - (7) **Access Points:**
 - (A) Access streets must provide two (2) points of ingress/egress to the Arterial street if they give access to ten (10) or more residential lots or if they exceed five hundred (500) feet in length.
 - (B) No more than two (2) ingress/egress points are permitted for an access street.
- (d) **Buffer:** Through lots may be utilized with the rear of the lots facing the Arterial level street if a buffer is established between the residential lots and the Arterial level street and such buffer is maintained as common area.
 - (1) The buffer must be a minimum of thirty (30) feet in width measured from the proposed right-of-way indicated on the Master Thoroughfare Plan.
 - (2) The buffer must include one of the following features:
 - (A) A solid wall or combination of walls a minimum of three (3) feet in height, combined with landscaping sufficient to achieve a non-lineal, dense buffer of evergreen and deciduous trees, that together equal to at least seventy-five percent (75%) of the subdivision's lineal frontage along an Arterial street.
 - (B) A landscaped berm a minimum of three (3) feet in height and ten (10) feet in width installed in a non-lineal manner. Landscaping within the buffer area shall be equal to one (1) canopy tree, two (2) ornamental trees, two (2) evergreen trees and ten (10) large shrubs for every fifty (50) feet of Arterial frontage.
 - (3) No feature may interfere with sight requirements for safe ingress and egress.

Arterial Frontage Standards (AF)

20.07.060 AF-02 [Arterial Frontage Standards; Nonresidential]

This Arterial Frontage Standards section applies to the following types of development:



- (a) General: Shared access along Arterial level streets for nonresidential subdivisions shall be utilized to the maximum extent possible.
- (b) Ingress/Egress:
 - (1) *Maximum Ingress/Egress*: Developments with fifteen (15) acres or less shall have a maximum of one (1) ingress/egress point onto an Arterial level street if a secondary access street is present and two (2) ingress/egress points onto an Arterial level street if no secondary access street is present. Developments with more than fifteen (15) acres shall have a maximum of three (3) ingress/egress points onto a public street.
 - (2) *Separation*: Ingress/Egress points onto Arterial streets must be separated by a minimum of:
 - (A) Two hundred (200) feet from any intersection, and
 - (B) Two hundred (200) feet from another ingress/egress point.
- (c) Traffic Lanes: Shared access streets shall be designed to accommodate two-way traffic.
- (d) Right-of-way or Easement: Shared access streets shall be placed within additional right-of-way or permanent access easement.
- (e) Pavement Width: Access streets shall be a minimum of twenty (20) feet in width.
- (f) Sidewalks: Access streets shall have sidewalks on the interior side of the street and be integrated into the overall pedestrian network.

Easement Standards (EA)

20.07.070 EA-01 [Easement Standards]

This Easement Standards section applies to the following types of development:



- (a) **General:** All proposed plats submitted for approval under the provisions of *Chapter 20.06: Subdivision Regulations* shall allocate sufficient easement areas for features including, but not limited to drainage, utilities, tree preservation, environmental conservation, pedestrian access, vehicular access, and transit facilities, wherever necessary. All easements and corresponding utility location plans shall be approved prior to the approval of the plat. For features required to be in an easement but not required to be within common area, maintenance shall generally be the responsibility of the lot owner, except as expressly provided otherwise in this Unified Development Ordinance or in the development approval. A grant of authority to the City to enter upon an easement for purposes of inspection, maintenance and/or repair of a feature within the easement shall not be construed as relieving the owner or owners of such responsibility. A Facilities Plan shall also be provided in accordance with *Section 20.07.090: FC-01 [Facilities Plan Standards]*.
- (b) **Recording of Easements:** All necessary easements shall be clearly identified on Final Plats and shall be recorded per processes as defined within *Chapter 20.09: Processes, Permits and Fees* of the Unified Development Ordinance and shall include a definition consistent with *Subsection 20.07.070(e): Easement Types*.
- (c) **Existing Easements:** All proposed plats shall clearly identify all existing easements on the property, including dimensions, bearings, and recorded instrument numbers.
- (d) **Environmental Features:** All areas that are determined not to be developable per *Chapter 20.05; §EN: Environmental Standards* shall be placed within preservation/conservation easements on the plat.
- (e) **Easement Types:** Unless specifically defined on an approved plat or by condition of plat approval, the following requirements shall apply to these easements:
 - (1) **Sanitary Sewer Easement:**
 - (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within Sanitary Sewer Easements.
 - (D) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the City Utilities Department.
 - (2) **Waterline Easement:**
 - (A) Shall allow the City Utilities Department exclusive access for installation, maintenance, repair, or removal of potable water facilities.
 - (B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the City Utilities Department in conjunction with the Preliminary Plat. Upon written permission from the City Utilities Department, encroachments may be permitted after the recording of the Final Plat.
 - (C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within Waterline Easements.
 - (D) Grading activity shall be prohibited within Waterline Easements without written permission from the City Utilities Department.

- (3) *Drainage Easement:*
 - (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
 - (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
 - (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
 - (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
 - (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the costs of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
- (4) *Utility Easement:*
 - (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
 - (B) Prohibits the placement of any unauthorized obstruction within the easement area.
- (5) *Pedestrian Easement:*
 - (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or utilizing certain classes of non-motorized vehicles.
 - (B) Grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement area.
 - (C) Prohibits the placement of any obstruction within the pedestrian easement.
- (6) *Transit Facility Easement:*
 - (A) Grants the public transit authority the right to construct, alter, repair, maintain, or remove structures to be used for awaiting, boarding, or exiting public transportation.
 - (B) Grants the general public the right to utilize the transit facility easement for the purposes of awaiting, boarding, or exiting public transportation.
 - (C) Prohibits anyone other than the public transportation authority from placing any structures within the transit facility easement.
- (7) *Karst Conservancy Easement:*
 - (A) Prohibits any land-disturbing activities within the easement area.
 - (B) Grants the City the right to enter the property to inspect the easement and alter or repair the karst feature.
 - (C) All Karst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (8) *Tree Preservation Easement:*
 - (A) Prohibits the removal of any tree over six (6) inches dbh within the easement area.
 - (B) Allows the removal of dead and diseased trees that pose a safety risk or impede drainage, only after first obtaining written approval from the Planning Department.
 - (C) All Tree Preservation Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.

Easement Standards (EA)

- (9) *Tree Conservation Easement:*
 - (A) Prohibits the removal of any tree within the easement area.
 - (B) Allows the removal of dead and diseased trees that pose a safety risk or impede drainage, only after first obtaining written approval from the Planning Department.
 - (C) All Tree Conservation Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (10) *Conservancy Easement:*
 - (A) Prohibits any land-disturbing activities, or alteration of any vegetative cover, including mowing, within the easement area.
 - (B) Allows the removal of dead and diseased trees that pose a safety risk or impede drainage, only after first obtaining written approval from the Planning Department.
 - (C) All Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (11) *Other:* Other easements may be required by the Plan Commission to preserve features or functions unique to a given property and shall be defined on the recorded plat.

Environmental Standards (EV)

20.07.080 EV-01 [Environmental Standards; General]

This Environmental Standards section applies to the following types of development:



- (a) **General:** All proposed plats submitted for approval under the provisions of *Chapter 20.06: Subdivision Regulations* shall preserve environmental features per the requirements of *Chapter 20.05; §EN: Environmental Standards*. Facilities Plans shall also be provided in accordance with *Section 20.07.090: FC-01 [Facilities Plan Standards]*.
- (b) **Easements:** The following environmental features shall be placed within easements on the Final Plat:
 - (1) *Excessive Slopes:* All areas of Excessive Slope as defined in *Section 20.05.039: EN-02 [Environmental Standards; Steep Slopes]*.
 - (2) *Karst Features:* All karst features and their required buffer zones as defined in *Section 20.05.042: EN-05 [Environmental Standards; Karst Geology]*.
 - (3) *Riparian Buffers:* All required riparian buffer areas as defined in *Section 20.05.041: EN-04 [Environmental Standards; Riparian Buffer]*.
 - (4) *Floodplains:* All areas within regulatory floodways and floodway fringes as defined in *Section 20.05.048: FP-01 [Floodplain Standards; General]*.
 - (5) *Wetlands:* All delineated wetlands and required wetland buffer areas as defined in *Section 20.05.043: EN-06 [Environmental Standards; Wetlands]*.
 - (6) *Trees and Forested Areas:* All trees required to be preserved by *Section 20.05.044: EN-07 [Environmental Standards; Tree and Forest Preservation]*.
- (c) **Common Areas:** In addition to easements required by *Subsection 20.07.080(b): Easements*, the following environmental features shall be placed within Common Areas on the plat:
 - (1) *Karst Features:* All karst features and their required buffer zones that have a total area of one-half (0.5) acre or greater.
 - (2) *Riparian Buffers:* All riparian buffers defined as Streamside or Intermediate Zones in *Section 20.05.041: EN-04 [Environmental Standards; Riparian Buffer]*.
 - (3) *Floodways:* All areas within regulatory floodways as defined in *Section 20.05.048: FP-01 [Floodplain Standards; General]*.
 - (4) *Wetlands:* All delineated wetlands and required wetland buffer areas as defined in *Section 20.05.043: EN-06 [Environmental Standards; Wetlands]*.
 - (5) *Forested Areas:* All contiguous areas of tree cover totaling one (1) acre or greater that are required to be preserved by *Section 20.05.044: EN-07 [Environmental Standards; Tree and Forest Preservation]*.
- (d) **Access:** All Common Areas required by *Section 20.07.080* shall be provided with an access easement that connects the common area with a public right-of-way. The access easement shall be a minimum of fifteen (15) feet in width.

Facilities Plan Standards (FC)

20.07.090 FC-01 [Facilities Plan Standards]

This Facilities Plan Standards section applies to the following types of development:



- (a) General: All developments shall be governed by Facilities Plans for all property held in common area, privately-owned open space, or easements. Facilities Plans shall designate all facilities, features, ownership, and future maintenance responsibilities for those areas.
- (b) Applicability: All subdivisions that are required to provide environmental preservation/conservation easements, drainage easements, common areas or commonly-owned engineered and built drainage facilities (including, but not limited to detention/retention ponds) shall be required to submit a Facilities Plan.
- (c) Facilities Plan Requirements:
 - (1) *Index Map*: A map shall be provided that clearly indicates ownership and maintenance responsibilities of all common areas, privately-owned open space, easements, and development amenities.
 - (2) *Definition of Easements*: All easements shall be defined if different than the standard definitions of this Chapter.
 - (3) *Amenity Package*: Subdivisions of greater than seventy-five (75) residential lots or more than twenty (20) acres shall provide proposed development amenities for approval by the Plan Commission. The amenity package must include an accessible, centrally located common area of at least five percent (5%) of the total acreage. Active recreation facilities such as playgrounds, recreational courts, and gathering space shall be installed and maintained within this common area. All land set aside to meet the common area requirements of *Division 20.07.090(c)(3)* shall also count toward fulfillment of any other applicable open space requirements of this Unified Development Ordinance.
 - (4) *Responsible Parties*: The Covenants, Commitments and Restrictions for any subdivision that are required to include commonly-owned engineered or built drainage facilities, including but not limited to detention/retention ponds, shall be made binding upon all owners of lots in the subdivision and shall:
 - (i) Establish an owners' association responsible for arranging and bearing the costs of maintenance and repair of such facilities.
 - (ii) Provide that individual owners shall have responsibility and liability for such maintenance and repair in the event the Association becomes insolvent, ceases to exist, or for any reason fails or refuses to perform such obligations.
 - (iii) Allow the City or other appropriate governmental authority to perform or have performed any necessary work or maintenance upon such facilities, in the event the owners and/or the Association fail to act, and allow the City or other authority to recover its costs by assessing same equally to the lot owners and by placing a lien upon any lot where payment is not made in a timely manner.
- (d) Approval: The Plan Commission shall review and approve all required Facilities Plans to determine the adequacy of amenity packages (where applicable), maintenance plans, and identification of responsible parties.
- (e) Modification to Facilities Plan: The Planning Director may approve minor modifications to an approved Facilities Plan.
- (f) Recording: The Facilities Plan shall be recorded in conjunction with the approved Final Plat.

Lot Establishment Standards (LT)

20.07.100 LT-01 [Lot Establishment Standards]

This Lot Establishment Standards section applies to the following types of development:



- (a) General: The shape, location and orientation of all lots within a development shall be appropriate for the uses proposed and be in accordance with the zoning districts.
- (b) Lot Standards: Every lot shall meet the following standards:
 - (1) *Side Lot Lines*: Residential lots shall have side lot lines that are within fifteen degrees (15°) of a right angle to the street and right-of-way.
 - (2) *Corner Lots*: Residential corner lots shall be fifty percent (50%) larger than the minimum lot area indicated for the zoning district. Nonresidential corner lots shall be twenty-five (25%) larger than the minimum lot area indicated for the zoning district.
 - (3) *Through Lots*: Except as permitted by *Chapter 20.07; §AF: Arterial Frontage Standards*, lots shall not be permitted to be through lots.
 - (4) *Intersection Radii*:
 - (A) At intersections of streets and alleys, property line corners shall be rounded by arcs of at least twenty (20) feet in radius, or by chords of such arcs.
 - (B) At intersections of streets, the property line corners shall be rounded by arcs with radii of not less than twenty-five (25) feet, or by chords of such arcs.
 - (C) At intersections of alleys, the property line corners shall be rounded by arcs with radii of not less than ten (10) feet, or by the chord of such arcs.
 - (5) *Cohesive Design*: Commercial developments (*e.g.* multi-tenant centers, commercial areas, and office parks) shall be designed as a single project no matter how many lots are generated. All areas of the parent tract shall be shown as they are intended to be laid out and used.
 - (6) *Depth to Width Ratio*: All lots shall be designed with a depth-to-width ratio not to exceed four (4) to one (1).
 - (7) *Lot Width Measurement*: The minimum lot width of all lots shall be measured at the required front building setback line.
- (c) Common Area Developments: The Plan Commission may waive lot and setback standards in order to create a common area development plat. This approval is subject to the following standards:
 - (1) A petitioner must request a common area development designation with the Preliminary Plat;
 - (2) All individual units must be placed on an individual lot;
 - (3) All units must have individual utility service;
 - (4) Lot lines may not extend more than ten (10) feet from any structure; and
 - (5) All areas outside of individual lots must be placed within common area.
- (d) Zero Lot Line Developments: The Plan Commission may waive lot and setback standards in order to create a zero lot line development plat. This approval is subject to the following standards:
 - (1) A petitioner must request a zero lot line development designation with the Preliminary Plat;
 - (2) All individual units must be placed on an individual lot; and
 - (3) All units must have individual utility service.

Monument and Marker Standards (MM)

20.07.110 MM-01 [Monument and Marker Standards; General]

This Monument and Marker Standards section applies to the following types of development:



- (a) Installation of Monuments and Markers: All monument and marker improvements shall be installed per 865 IAC 1-12-18.
- (b) Centerline Monuments: Monuments conforming to 865 IAC 1-12-18(a)(2) shall be set on street centerlines at the beginning and end of curves and at the intersection of centerlines. When it is not practical to set a centerline monument in accordance with 865 IAC 1-12-18(a)(2), a centerline monument conforming to 865 IAC 1-12-18(a)(3) shall be set.
- (c) Reporting: Upon completion of the development, as-built drawings shall be submitted showing where monuments and markers were placed. This shall be accompanied by an affidavit from the surveyor certifying that the monuments and markers are still accurately in place, and were not removed, moved, or buried such that they do not accurately denote surveyed lines or cannot be easily located.

On-street Parking Standards (OG)

20.07.120 OG-01 [On-street Parking Standards]

This On-street Parking Standards section applies to the following types of development:



- (a) General: All developments with on-street parking shall meet the standards within this section.
- (b) On-street Parking Requirements:
 - (1) *Striping*: All on-street parking installed in commercial or industrial areas shall be striped to indicate each parking space. Stripes shall be perpendicular to the curb, be at least eight (8) feet long, and be spaced at least twenty-two (22) feet apart. An on-street parking space located at the end of a row of spaces may be shortened to twenty (20) feet in length. T-markings may also be permitted to mark spaces. No parking spaces shall be placed within thirty (30) feet of an intersection, or greater if indicated by the City Engineering Department.
 - (2) *No Parking Signs*: If parking is only allowed on one side, then the other side of the street shall have a sign at least every one hundred fifty (150) feet noting that parking is not permitted.
- (c) Bump-outs:
 - (1) Bump-outs may be required at street intersections where on-street parking is utilized.
 - (2) Bump-outs shall use a six (6) inch standing curb.
 - (3) Bump-outs shall be designed to extend a minimum of eight (8) feet from the curb line and may not reduce the travel lane widths below the standards of the Master Thoroughfare Plan.
 - (4) Bump-outs shall be installed at angles greater than 90 degrees away from the street curb to facilitate street maintenance. Bump-out designs shall be subject to review by the City Engineer.

Open Space Standards (OP)

20.07.130 OP-01 [Open Space Standards; Residential, Commercial and Industrial]

This Open Space Standards section applies to the following types of development:



- (a) **General:** All residential developments shall have a percentage of the land set aside for open space.
- (b) **Minimum Open Space:** The minimum open space required for each development shall be as indicated on the two-page layouts for each type of subdivision in *Chapter 20.06: Subdivision Regulations*; or
- (c) **Site Features that Qualify as Open Space:** The following features count toward the minimum open space requirements as described.
 - (1) **Conservation Areas:** Any required preservation/conservation area shall count toward open space requirements.
 - (2) **Man-made Water Features:** Any man-made water feature (including retention facilities) shall count toward minimum open space if it supports aquatic life and provides native habitat as follows:
 - (A) **Surface Area:** A surface area at normal pool elevation of at least 32,670 square feet ($\frac{3}{4}$ acre); and
 - (B) **Perimeter Access:**
 - (i) **Width:** A buffer area around the full circumference of the water feature of at least fifty (50) feet from the top of bank shall be available as open space.
 - (ii) **Plantings:** This open space shall be planted and maintained as wildlife habitat. This includes use of native (no more than twenty percent (20%) lawn grass) species including prairie grasses and/or tree planting.
 - (3) **Dry Detention Facilities:** Man-made storm water detention facilities (dry) shall count toward the minimum open space if they meet the following standards:
 - (A) **Area:** The facility shall have at least 10,890 square feet of flat bottom ($\frac{1}{4}$ acre).
 - (B) **Depth:** The man-made depth of the detention facility shall not exceed four (4) feet from top of bank.
 - (C) **Slope:** Man-made slopes within the detention facility shall not exceed a 4:1 ratio.
 - (D) **Perimeter Access:**
 - (i) **Width:** A buffer area around the full circumference of the facility of at least twenty-five (25) feet from the top of bank shall be available as open space.
 - (ii) **Plantings:** This open space (facility and buffer area) shall be planted and maintained as usable area. This includes use of prairie grasses, native species, native ground cover, or lawn grass. Tree planting shall not be within the basin area or on the slopes of the bank.
 - (4) **Regulated Floodplain:** The regulated floodplain of any stream, regulated drain, or river shall count toward the open space requirements.
 - (5) **Other common areas set aside to meet open space requirements.**

Pedestrian Network Standards (PN)

20.07.140 PN-01 [Pedestrian Network Standards]

This Pedestrian Network Standards section applies to the following types of development:



- (a) General: All developments shall integrate an interior and exterior pedestrian network comprised of concrete sidewalks or asphalt paths for pedestrian transportation and recreation. This network must include pedestrian facilities along street frontages, multiuse trails where indicated on the Alternative Transportation and Greenways System Plan, and pedestrian connector paths between developments and public destinations (*e.g.* schools, parks, hospitals), nearby trails, other developments, and vacant land.
- (b) Type of Pedestrian Facility: Required pedestrian facilities shall be as indicated in the Alternative Transportation and Greenways System Plan, unless it is determined by the Planning Director that such facility should be altered to match adjacent facilities.
- (c) Width: The minimum width of required pedestrian facilities shall be as indicated in the Alternative Transportation and Greenways System Plan unless specifically noted on the two-page layouts for each subdivision type.
- (d) Location: Except as provided below, all streets shall require pedestrian facilities on both sides of the street:
 - (1) Cul-de-sacs less than three hundred (300) feet in length and providing access to less than ten (10) residential units shall only be required to install pedestrian facilities on one (1) side of the street. All other required trails and connector paths shall still be required.
- (e) Placement: To the extent possible, all required sidewalks shall be located one (1) foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement.
- (f) Minimum Tree Plot Width: All sidewalks shall be spaced away from the back of curb to provide a tree plot and to provide pedestrian separation from vehicles. This minimum distance shall be as indicated in the Master Thoroughfare Plan. Except as specified elsewhere in this Unified Development Ordinance, tree plots may not be less than five (5) feet and must be planted with grass.
- (g) Administrative Waiver: When the petitioner can demonstrate the acceptability of waiving or altering certain design standards relating to pedestrian facilities, it may be the ruling of the Planning Director, after consultation with the City Engineering Department, that such standards be altered.
- (h) Sidewalk or Path Construction: All concrete sidewalk and asphalt path improvements are to be constructed as per City Engineering Department requirements.

Storm Water Standards (SM)

20.07.150 SM-01 [Storm Water Standards; General]

This Storm Water Standards section applies to the following types of development:



- (a) General: All proposed subdivisions submitted for approval, under the provisions of the Unified Development Ordinance, shall provide for the collection and management of all surface water drainage.
- (b) Drainage Plan: All subdivision requests shall include the submittal of a Drainage Plan to the City Utilities Department. The Drainage Plan shall include, but not be limited to, the following items:
 - (1) Complete Grading Plan showing all proposed detention and retention facilities, swales, and drainage structures.
 - (2) All proposed piping including size and location of proposed storm water lines, as well as plan and profile drawings for all proposed improvements.
 - (3) Complete and accurate storm water calculations justifying methodology of the Drainage Plan in compliance with City Utilities Department standards.
- (c) Storm Water Mitigation Requirements: Drainage facilities shall be provided to control runoff from all upstream drainage areas and from all areas within the proposed subdivision to a location adequate to receive such runoff. Furthermore, drainage facilities shall:
 - (1) Be designed and constructed in accordance with City Utilities Department standards.
 - (2) Be durable, easily maintained, retard sedimentation, and retard erosion. Facilities shall not endanger the public health and safety, or cause significant damage to property.
 - (3) Be sufficient to accept runoff from the site after development and the present water runoff from all areas upstream to achieve discharge rates meeting City Utilities Department Standards.
 - (4) Provide storm water runoff quality mitigation in compliance with City Utilities Department Standards.
- (d) Common Area: Engineered and built drainage improvements, including but not limited to detention and retention facilities, for subdivisions shall be contained within common areas. Such improvements shall be constructed and maintained according to City Utilities Department standards, and a Facilities Plan shall be required pursuant to *Section 20.07.090: FC-01 [Facilities Plan Standards]*.
- (e) Easements: Features and improvements shall be located within easements where required, in accordance with *Section 20.07.090: FC-01 [Facilities Plan Standards]*.

Street and Right-of-way Standards (SR)

20.07.160 SR-01 [Street and Right-of-way Standards]

This Street and Right-of-way Standards section applies to the following types of development:



- (a) General: All developments submitted for subdivision approval shall allocate adequate areas for new streets in conformity with the Unified Development Ordinance and Master Thoroughfare Plan.
- (b) Private Streets: Unless waived by the Plan Commission and the Board of Public Works, private streets are not permitted. All proposed streets shall have right-of-way dedicated as indicated on the Master Thoroughfare Plan.
- (c) Street Design Principles:
 - (1) *General Street Layout*: Streets shall be laid out on the parent tract:
 - (A) In an orderly and logical manner;
 - (B) To provide connectivity to adjacent parcels;
 - (C) To provide pedestrian and vehicular safety; and
 - (D) To provide reasonably direct access to the primary circulation system.
 - (2) *Topographical Consideration*: Streets shall be adjusted to the contour of the land so as to minimize cutting and filling activity on natural terrain.
 - (3) *Design Speed*: The maximum design speed for streets shall be in accordance with AASHTO and City Engineering Department requirements.
 - (4) *Connectivity*: All developments shall provide stub streets to connect to adjacent properties.
 - (A) Where the development abuts undeveloped land, the final number and location of stub streets shall be determined by the Plan Commission.
 - (B) Where the development abuts land that has established stub streets, built or platted, the petitioner shall design the street system to connect to those stub streets.
 - (5) *Stub Streets*: Stub streets shall be constructed at the same time the other streets are built within the development.
 - (A) Temporary turnaround areas which can be surfaced with asphalt, concrete, permeable pavers or crushed stone may be required to provide safe turnaround for emergency vehicles. Such areas shall be located within dedicated street rights-of-way and shall be removed when stub streets are further extended.
 - (B) A permanent sign shall be installed at the terminus of the stub street stating clearly that the street will connect to future development.
 - (6) *Gated Entrances*: Gated entrances are not permitted.
 - (7) *Boulevard Entrances*: All developments (residential and nonresidential) of more than twenty (20) acres shall have a boulevard entrance extending at least fifty (50) feet from the perimeter street's right-of-way. The width of the median shall be a minimum of ten (10) feet.
 - (8) *Intersections*: All intersections of two streets shall be within fifteen degrees (15°) of perpendicular as measured at the street centerlines. Intersections of more than two (2) streets at one (1) point shall not be permitted. Neighborhood street intersections with center line offsets of less than one hundred twenty-five (125) feet shall not be permitted.
 - (9) *Right-of-way Width*: The minimum right-of-way width shall be as indicated on the Master Thoroughfare Plan unless specified otherwise in this Unified Development Ordinance.
 - (10) *Street Width*: The minimum street pavement width shall be as indicated on the Master Thoroughfare Plan. Street width shall be determined by measuring from back of curb to back of curb unless specified otherwise in this Unified Development Ordinance.
 - (11) *Curb Type*:
 - (A) Residential subdivisions (attached and detached units) may utilize rolled or straight curbs.
 - (B) Nonresidential subdivisions are required to utilize straight curbs.

Street and Right-of-way Standards (SR)

- (12) *Cul-de-sac Length*: The maximum cul-de-sac length shall be as indicated on the two-page layout for each type of subdivision.
- (13) *Cul-de-sac Terminus*: The terminus of each cul-de-sac shall be a round bulb, large enough to accommodate the largest fire truck in service within the City.
- (14) *Permanent Dead-end Streets*: Dead-end streets are prohibited. Dead-end streets do not include cul-de-sacs or stub streets.
- (15) *Eyebrows*: Eyebrow street designs shall be permitted for residential subdivisions only and constructed for one-way traffic with an island in the middle which contains a sidewalk for pedestrians to efficiently and safely travel on the pedestrian network. No parking is allowed within eyebrow areas.
- (16) *Block Length*: The maximum block length shall be as indicated on the two-page layout in *Chapter 20.07: Subdivision Regulations* for each type of subdivision.
- (17) *Pavement Thickness*: The minimum street pavement thickness shall be determined by the Board of Public Works based on the street's classification in the Master Thoroughfare Plan.
- (d) Dedication of Right-of-way: In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Master Thoroughfare Plan, the petitioner shall dedicate additional width along either one (1) or both sides of such streets in order to bring them up to standards.
- (e) Construction and Installation Standards for Streets: All street improvements are to be designed, constructed and installed per the City Engineering Department standards.

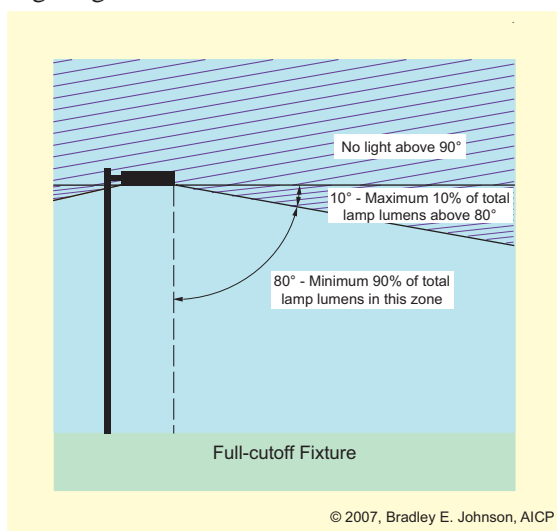
Street Lighting Standards (SL)

20.07.170 SL-01 [Street Lighting Standards; General]

This Street Lighting Standards section applies to the following types of development:



- (a) **Street Lighting Plan:** All subdivisions shall be required to have a Street Lighting Plan submitted to the City Board of Public Works as a component of the Final Plat proposal. The Street Lighting Plan shall be certified by the local public electric company.
- (b) **Street Lighting Plan Approval:** All certified Street Lighting Plans must be accepted by the City Board of Public Works prior to Final Plat signing. Street Lighting Plans shall include, but not be limited to, spacing of the fixtures, fixture type, fixture color, easements, light shielding, and the manufacturer. Full cutoff fixtures shall be used. The developer shall be responsible for installing all street lights in accordance with the approved Street Lighting Plan.



- (c) **Alternative Street Lighting Plans:** Requests, including but not limited to the provision of specialized fixtures or use of privately owned lights, may be considered by the City Board of Public Works as an alternative to conventional Street Lighting Plans.
- (d) **Street Lighting Plans within the Commercial Downtown (CD) Zoning District:** All certified Street Lighting Plans proposed for the Commercial Downtown (CD) zoning district must be consistent with the design recommendations of the City of Bloomington Downtown Vision and Infill Strategy Plan as well as the design requirements contained in *Chapter 20.03: Overlay Districts*. Lighting fixture styles shall generally conform to the prevailing pattern of street lighting found on adjacent properties and street block faces.

Street Name Standards (SN)

20.07.180 SN-01 [Street Name Standards; General]

This Street Name Standards section applies to the following types of development:



- (a) Proposed Street Name: The petitioner shall propose a unique name for each street within the development at the time of Preliminary Plat application.
- (b) Street Name Standards: Within the jurisdiction of this ordinance, the following standards shall apply:
 - (1) Streets which are continuations of, or obviously in alignment with, any existing streets, either constructed or appearing on a validly recorded plat, shall bear the names of such existing streets.
 - (2) The root street name (*e.g.* “Maple”) shall not duplicate or be phonetically similar to any existing street name. The only exception to this rule is if a new street is the continuation of an existing street, in which case, the new street shall have the exact same name as the existing street.
 - (3) Deviations in suffix names (*e.g.* “Street”, “Court”, or “Avenue”) shall not constitute a unique name. Therefore, if “Maple Street” exists, the name “Maple Court” shall not be permissible.
 - (4) Street address numbers for all lots shall be assigned by the City Engineering Department and shall be identified on the Final Plat.
 - (5) Approved street names shall be identified on the Final Plat.
- (c) Authority to Rename a Proposed Street: The Plan Commission, the Board of Public Works, the Planning Director, the City Engineering Department or E-911 Coordinator shall have the authority to require a new name to be chosen for any street. If a new name is not proposed by the petitioner, the Board of Public Works shall have the right to rename the street prior to Final Plat approval.

Street Sign Standards (SS)

20.07.190 SS-01 [Street Sign Standards; Residential, Commercial and Industrial]

This Street Sign Standards section applies to the following types of development:



- (a) General: Each street within a residential, commercial, or industrial development shall have the minimum number of signs necessary to:
 - (1) Provide a safe environment for drivers and pedestrians; and
 - (2) Provide an information system for visitors to efficiently find a certain street, address, or development amenity.
- (b) City's Responsibilities: The City shall be responsible for disseminating specifications for the installation of all public safety related street signs, including, but not limited to: speed limit signs, stop signs, yield signs and street name signs. The City's engineering policies and nationally recognized engineering standards shall be used to determine the type, size, height and location of each of these signs required for any development.
- (c) Petitioner's Responsibilities:
 - (1) *Public Safety Related Street Signs*: The petitioner shall be required to install public safety related street signs prior to any street being opened to public. These signs shall be installed in the location and to the height determined by the City Engineering Department.
 - (2) *Street Name Signs*: The petitioner shall install a minimum of one (1) street name sign at each street intersection within the subdivision and on all perimeter intersections. At least one (1) sign shall be set on the most conspicuous corner of the intersections, at a point approximately six (6) inches from the sidewalk intersection (on the street side).
 - (3) *Temporary Street Name Signs*: The petitioner shall install temporary street name signs for any streets open to the public during construction. Such signs shall meet the location requirements specified for street name signs in *Division 20.07.190(a)(2): Street Name Signs* above. Temporary street name signs shall be removed when permanent street name signs are installed.

Sustainable Development Incentives (SD)

20.07.200 SD-01 [Sustainable Development Incentives; General]

Purpose: The Growth Policies Plan recognizes sustainability as a key component of nurturing Bloomington's environmental integrity. As a result, incentives are being provided to encourage the use of sustainable development practices throughout the planning jurisdiction. Implementation of these practices will help to make Bloomington a more sustainable community.

This Sustainable Development Incentives section applies to the following types of development:



- (a) **Sustainable Development Practices:** The following Sustainable Development Practices may be incorporated into a subdivision in order to achieve development standards bonuses as provided in *Subsection 20.07.200(b): Level One Incentives*, *Subsection 20.07.200(c): Level Two Incentives* and *Subsection 20.07.200(d): Level Three Incentives*. Any subdivision that incorporates these practices shall indicate such inclusion at the Preliminary Plat stage. The reviewing authority shall determine whether any particular project meets the goals set forth herein, taking into account the combination of Sustainable Development Practices proposed; the land use patterns, infrastructure, and transportation patterns of the surrounding area; the zoning of any developed land in the surrounding area; and other such factors as may be relevant to the individual project. Where the reviewing authority determines that the proposal meets the goals set forth herein, the reviewing authority may waive the applicable development standards and grant the bonuses set forth herein.
 - (1) **Goal 1:** Subdivisions and developments that demonstrate exceptional efficiency in the use of energy and resources and minimize their impact on the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:
 - (A) A commitment to the installation of a vegetated roof covering at least 50% of the total roof area. Incorporation of this practice shall conform to the provisions of SS Credit 7.2: Heat Island Effect: Roof as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
 - (B) A commitment to demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. Incorporation of this practice shall conform to the provisions of EA Credit 1: Optimize Energy Performance as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
 - (C) A commitment to incorporate non-polluting and/or renewable on-site energy sources including, but not limited to, solar, wind, geothermal, biomass and bio-gas energy sources. Incorporation of this practice shall conform to the provisions of EA Credit 2: On-Site Renewable Energy as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
 - (D) A commitment to recycling and/or salvaging of at least 50% of non-hazardous construction and demolition debris. Incorporation of this practice shall conform to the provisions of MR Credit 2.1: Construction Waste Management as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.
 - (E) A commitment to the utilization of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. Incorporation of this practice shall conform to the provisions of MR Credit 5.1: Regional Materials as provided in the LEED-NC Green Building Design Guidelines, Version 2.2, as amended.

Sustainable Development Incentives (SD)

- (2) *Goal 2:* A landscaping and site design that makes an exceptional contribution to the quality of the natural environment. Examples of designs that may qualify as meeting this goal include but are not limited to the following:
 - (A) A commitment to use permeable pavement materials for at least twenty-five percent (25%) of all private driveways, pathways, and parking areas.
 - (B) Use of native vegetation, permeable man-made materials, biofiltration swales, rain gardens and other conservation design techniques to convey and filter storm water.
 - (C) Use of greywater and/or storm water systems to capture and reuse at least fifty percent (50%) of greywater and storm water for common and public space irrigation.
 - (D) Placement of all slopes of 12% or greater within Conservancy Easements to ensure that they are not developed, nor disturbed during the development of remaining portions of the site, as well as the retention of at least 90% of existing tree canopy cover in compliance with *Division 20.05.044(a)(2)* of this Ordinance.
- (3) *Goal 3:* A commitment to serve, in an exceptional manner, important public policy such as pedestrian-friendly, mixed use development, affordable housing, or reduction in automobile travel. Examples of commitments that may qualify as meeting this goal include but are not limited to the following:
 - (A) A commitment to incorporate a mix of residential and nonresidential land uses either within the subdivision or within individual buildings.
 - (B) Provision of 100% of the required bicycle parking spaces as either long-term Class I Bicycle Parking Facilities or covered, Class II Bicycle Parking Facilities, or a combination of those two bicycle parking facility types.
 - (C) A commitment to provide automobile parking at least twenty-five percent (25%) below required minimums, coupled with a commitment to provide bicycle parking at least fifty percent (50%) above required minimums. Fulfillment of this Sustainable Development Practice shall not require a variance from development standards.
 - (D) A commitment to provide subsidized Bloomington Transit passes or the provision of a private van or shuttle.
- (4) *Goal 4:* A location that provides an exceptional opportunity for residents to walk or use public transit in lieu of automobile travel. Examples of locations that may qualify as meeting this goal include but are not limited to the following:
 - (A) Location of fifty percent (50%) of the proposed subdivision lots within one-quarter ($\frac{1}{4}$) mile of a Bloomington Transit stop, provided that the transit facility is accessible using pedestrian facilities.
 - (B) Location of fifty percent (50%) of the proposed subdivision lots within one-quarter ($\frac{1}{4}$) mile of a Neighborhood, Community, or Regional Activity Center, or Downtown, as mapped in the Growth Policies Plan, provided these commercial areas are accessible using pedestrian facilities.
 - (C) Location of fifty percent (50%) of the proposed subdivision lots within one-quarter ($\frac{1}{4}$) mile of a public school or park, provided these public facilities are accessible using pedestrian facilities. An allocation of acreage for a centrally located common area in compliance with *Section 20.07.090: FC-01 [Facilities Plan Standards]* shall count towards fulfillment of this Sustainable Development Practice.
 - (D) Location of fifty percent (50%) of the proposed subdivision lots within one-quarter ($\frac{1}{4}$) mile of a public multiuse trail facility, provided the proposed subdivision can be connected to the public trail facility.

Sustainable Development Incentives (SD)

(b) Level One Incentives:

- (1) A subdivision may utilize the Level One Incentives detailed in *Division 20.07.200(b)(2)* if the reviewing authority determines that the subdivision meets all four (4) goals listed in *Subsection 20.07.200(a): Sustainable Development Practices* through the incorporation of the following:
 - (A) At least two (2) Sustainable Development Practices from Goal 1 as specified in *Division 20.07.200(a)(1)* above; and
 - (B) At least one (1) Sustainable Development Practice from each of Goals 2, 3 and 4 as specified in *Division 20.07.200(a)(2)*, *Division 20.07.200(a)(3)* and *Division 20.07.200(a)(4)* above.
- (2) Subdivisions described in *Division 20.07.200(b)(1)* above may utilize the following changes to development standards:
 - (A) *Minimum Lot Area*: Shall be decreased ten percent (10%) for the TD and CS subdivision types and shall be decreased twenty percent (20%) for the CV and CI subdivision types.
 - (B) *Minimum Lot Width*: Shall be decreased ten percent (10%) for the TD and CS subdivision types and shall be decreased twenty percent (20%) for the CV and CI subdivision types.
 - (C) *Side Building Setbacks*: For residential districts, side building setbacks shall be reduced to six (6) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by twenty-five percent (25%).
 - (C) *Rear Building Setbacks*: For residential districts, rear building setbacks shall be decreased to twenty (20) feet. For nonresidential districts, rear building setback requirements shall be reduced by twenty-five percent (25%).

(c) Level Two Incentives:

- (1) A subdivision may utilize the Level Two Incentives detailed in *Division 20.07.200(c)(2)* if the reviewing authority determines that the subdivision meets all four (4) goals listed in *Subsection 20.07.200(a): Sustainable Development Practices* through the incorporation of the following:
 - (A) At least three (3) Sustainable Development Practices from Goal 1 as specified in *Division 20.07.200(a)(1)* above; and
 - (B) At least two (2) Sustainable Development Practices from each of Goals 2, 3 and 4 as specified in *Division 20.07.200(a)(2)*, *Division 20.07.200(a)(3)* and *Division 20.07.200(a)(4)* above.
- (2) Subdivisions described in *Division 20.07.200(c)(1)* above may utilize the following changes to development standards:
 - (A) *Minimum Lot Area*: Shall be decreased fifteen percent (15%) for the TD and CS subdivision types and shall be decreased twenty-five percent (25%) for the CV and CI subdivision types.
 - (B) *Lot Width*: Shall be decreased fifteen percent (15%) for the TD and CS subdivision types and shall be decreased twenty-five percent (25%) for the CV and CI subdivision types.
 - (C) *Side Building Setbacks*: For residential districts, side building setbacks shall be reduced to five (5) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by thirty-five percent (35%).

Sustainable Development Incentives (SD)

(D) *Rear Building Setbacks*: For residential districts, rear building setbacks shall be decreased to fifteen (15) feet. For nonresidential districts, rear building setback requirements shall be reduced by thirty-five percent (35%).

(d) Level Three Incentives:

(1) A subdivision may utilize the Level Three Incentives detailed in Division (2) if the reviewing authority determines that the subdivision meets all four (4) goals listed in *Subsection 20.07.200(a): Sustainable Development Practices* through the incorporation of the following:

(A) At least four (4) Sustainable Development Practices from Goal 1 as specified in *Division 20.07.200(a)(1)* above; and

(B) At least two (2) Sustainable Development Practices from each of Goals 2, 3 and 4 as specified in *Division 20.07.200(a)(2)*, *Division 20.07.200(a)(3)* and *Division 20.07.200(a)(4)* above.

(C) An allocation of at least fifteen percent (15%) of the total number of housing units located in the subdivision as affordable housing. Such housing units must be entered into an affordable housing program administered by the local, State or Federal governments.

(2) Subdivisions described in *Division 20.07.200(d)(1)* above may utilize the following changes to development standards:

(A) *Minimum Lot Area*: Shall be decreased twenty percent (20%) for the TD and CS subdivision types and shall be decreased thirty-three percent (33%) for the CV and CI subdivision types.

(B) *Lot Width*: Shall be decreased twenty percent (20%) for the TD and CS subdivision types and shall be decreased thirty-three percent (33%) for the CV and CI subdivision types.

(C) *Side Building Setbacks*: For residential districts, side building setbacks shall be reduced to four (4) feet regardless of the number of stories. For nonresidential districts, side building setback requirements shall be reduced by fifty percent (50%).

(D) *Rear Building Setbacks*: For residential districts, rear building setbacks shall be decreased to twelve (12) feet. For nonresidential districts, rear building setback requirements shall be reduced by fifty percent (50%).

(e) Waiver of Fees: All subdivisions utilizing the provisions of this Section to achieve the incentives outlined in *Subsection 20.07.200(b)*, *Subsection 20.07.200(c)* and *Subsection 20.07.200(d)* shall also be eligible for the following waivers or reductions of fees:

(1) Filing fees for the Plan Commission and/or Board of Zoning Appeals may be waived by the Planning Director.

(2) Fees associated with Right-of-way Excavation Permits may be waived by the Director of the Public Works Department.

(3) Sewer hook-on fees may be waived or reduced by the Utilities Service Board.

(f) Application Material and Verification of Compliance: In addition to the standard application requirements specified in *Section 20.09.180: Subdivision Control; Final Plat*, the petitioner shall provide the following information:

(1) A completed Green Building Worksheet shall be submitted and approved at the time of Subdivision approval. The Green Building Worksheet shall be accompanied by supporting material specifying how the development will incorporate the specific sustainable development practices selected from *Subsection (a): Sustainable Development Practices*.

(2) At the time of Final Plat recording, the petitioner shall record a covenants, conditions, and restrictions instrument verifying that the subdivision will comply or has already complied with the sustainable development practices petitioned for as part of the Preliminary Plat application.

Utility Standards (UT)

20.07.210 UT-01 [Utility Standards]

This Utility Standards section applies to the following types of development:



(a) Sanitary Sewer Standards:

- (1) *General:* All subdivisions proposed to the Plan Commission for approval under the provisions of the Unified Development Ordinance shall provide for the collection of all sanitary sewage discharges by the installation of sanitary sewers. These sewers shall be tied into the community-wide system as per City Utilities Department standards and constructed within street rights-of-way or within dedicated sewer easements.
- (2) *Sanitary Sewer Location:* Septic systems shall not be permitted unless adequate sewer system service is not available and such unavailability is verified by the City Utilities Department.

(b) Water Service Standards:

- (1) *General:* All proposed plats submitted to the Plan Commission for approval, under the provisions of this chapter, shall provide for the installation of a complete potable water and fire protection distribution system.
 - (2) *Private/Semipublic Systems:* Private or semipublic water supplies and distribution systems shall not be allowed.
 - (3) *Extension of Public Water Supplies:* The extension of public water supplies and distribution systems shall be made at the sole expense of the petitioner. The construction plans shall be approved by the City Utilities Department and shall be on file with the City Utilities Department prior to the issuance of Final Plat approval.
- (c) Coordination of Sewer/Waterline Installation: It shall be the petitioner's responsibility to coordinate the installation of the sewer and water system with other utilities. Conflicts with prior constructed utilities and damage to them shall not be allowed. If such damage occurs, the work shall be stopped and damages repaired before allowing the work to continue.
- (d) Fire Hydrants: Fire hydrants shall be installed along all public streets, and shall have a maximum distance between hydrants of six hundred (600) feet.
- (e) Construction Standards for Utilities: All public utility improvements are to be designed and installed as per City Utilities Department standards.

